004.0	0005	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,031,200	/	1,031,200
USE VALUE:	1,031,200	/	1,031,200
ASSESSED:	1,031,200	/	1,031,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92	-94	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLAUGHLIN MAURA D
Owner 2:	FERRARA RYAN J
Owner 3:	
Street 1:	92 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NAPOLI DENNIS N/ETAL -
Owner 2:	NAPOLI DIANE J -
Street 1:	94 VARNUM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2620 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5057.000	572,900	900	457,400	1,031,200
Total Card	0.116	572,900	900	457,400	1,031,200
Total Parcel	0.116	572,900	900	457,400	1,031,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.59 | /Parcel: 393.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	572,900	900	5,057.	457,400	1,031,200		Year end	12/23/2021
2021	104	FV	546,600	900	5,057.	457,400	1,004,900		Year End Roll	12/10/2020
2020	104	FV	546,700	900	5,057.	457,400	1,005,000	1,005,000	Year End Roll	12/18/2019
2019	104	FV	403,700	900	5,057.	486,000	890,600	890,600	Year End Roll	1/3/2019
2018	104	FV	403,700	900	5,057.	354,500	759,100	759,100	Year End Roll	12/20/2017
2017	104	FV	324,700	0	5,057.	308,700	633,400	633,400	Year End Roll	1/3/2017
2016	104	FV	324,700	0	5,057.	263,000	587,700	587,700	Year End	1/4/2016
2015	104	FV	287,900	0	5,057.	257,300	545,200	545,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 462

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAPOLI DENNIS N	34715-27		1/24/2002		490,000	No	No		
DE LORENZO FELI	24892-79		9/30/1994		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2016	712	Inter-De	65,900					94 - int demo
6/1/2016	715	Redo Bat	15,130					92 varnum redo bat

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	Inspected	HS	Hanne S
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/7/2009	Meas/Inspect	336	PATRIOT
5/12/2002	MLS	HC	Helen Chinal
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5057		Sq. Ft.	Site		0	80.	1.13	1									457,367						457,400	

USER DEFINED

User Acct	4337
GIS Ref	
GIS Ref	
Insp Date	09/30/17
!462!	

PRINT

Date	Time
12/29/21	18:33:25

LAST REV

Date	Time
10/11/17	09:21:54
apro	

Prior Id # 1:	4337
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.11609	Total SF/SM:	5057	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	457,367	Spl Credit		Total:	457,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05076337
Const Adj.:	0.98000199
Adj $ / SQ:	185.355
Other Features:	119000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	703754
Depreciation:	130898
Depreciated Total:	572855

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

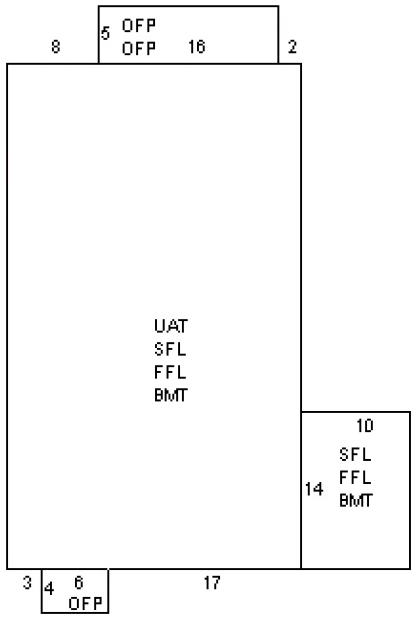
No Unit	RMS	BRS	FL
1	6	2	1
1	7	2	1
Totals			
2	13	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.36
Special Features:	0	Val/Su Net:	130.00
Final Total:	572900	Val/Su SzAd	218.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,310	55.610	72,845
FFL	First Floor	1,310	185.360	242,815
SFL	Second Floor	1,310	185.360	242,815
UAT	Upper Attic	293	74.140	21,687
OFP	Open Porch	184	24.960	4,592

Net Sketched Area:	4,407			Total:	584,754
Size Ad	2620	Gross Area	5284	FinArea	2620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12x24	A	AV	2000	3.55	T	15.2	104			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc